

May 7, 2013

Dear Residents/Owners with Roof Deck Patios,

I would like to inform you that Strata Council will be moving forward with the installation of the new aluminum fences on the Roof Deck patios. The purpose of this letter is to make you aware of recent events and the result of our conclusions.

Strata council was made aware of various complaints involving the roof deck fence reconstruction with regard to the physical location of the fences. The Strata Council preferred to avoid any extra expense or a potential needless waste of money by having to make any changes to the fences after they were already installed. The Strata Council has consulted a lawyer and has now received legal advice on this matter.

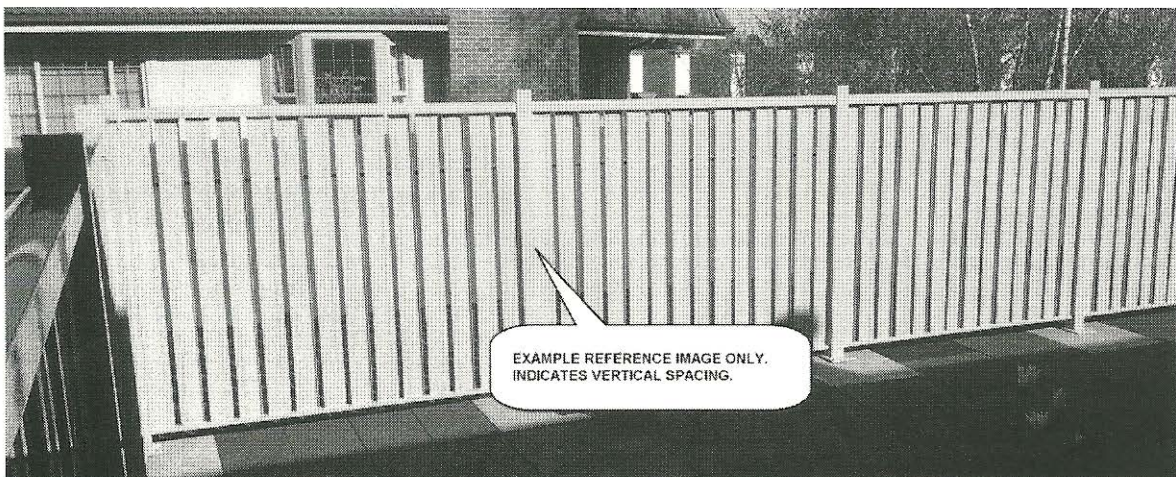
It appears that over the past 30+ year history of our Strata buildings, the roof decking and fencing has been rebuilt or repaired on several occasions. Unfortunately, the fences were not always replaced in positions that reflect the dimensional boundaries that are on drawings that are registered with the land titles office.

The roof decks fences are a boundary between two different Strata suites that share a roof deck area. For some of the roof decks now being updated there may be a difference in the position of the old and new fence location of about one or two feet to perhaps only a few inches. Due to incorrect fence installations in the past, some owners have benefited with more than their share of deck space, while other owners have had to experience a reduction of their entitled deck space.

These roof deck areas are limited common property and this refurbishment is being paid for by all owners in the strata. The Strata council is obligated to replace the fences according to the drawings that are legally registered with the land titles office. The Strata Council is held accountable for the new installations being installed in a manner that is fair to all owners via the legally documented locations.

Another concern that was brought to our attention by owners was in regard to the privacy and the height of the fences. The land titles document does not specify the type of fence construction.

Strata Council has chosen a low maintenance fence with good structural integrity and a long life span. Council will be installing a six foot tall Aluminum fence with a one inch space between the vertical bars. The fence needs to allow airflow and cannot be a solid wall. Otherwise the fence could become a large sail that will catch strong winds. This could potentially damage the fence itself or the roof or possibly hurt a resident in a significant windstorm.



If a resident with a Roof Deck patio is still concerned about privacy, then Strata Council can offer the following suggestion of adding a privacy screen. This suggestion would be the resident/owner's personal choice and expense. These are typically breathable fabric and will attach to the fence using only Velcro straps or similar.

**NOTE:** A resident/owner will be responsible for any damage to the fences and/or deck surface due to using unsuitable privacy screen materials and attachment methods. You should not cut, drill or screw anything into the fences. The privacy screen material should be suited for outdoor conditions and should not put a large weight load on the fence. Especially due to additional moisture content from rain. Try to ensure that any dyes or colorings used for the manufacture of privacy screen will not bleed on to the fence or deck surfaces areas.

Below is an example privacy screen offered by IKEA:

The screenshot shows the IKEA website interface. At the top is the IKEA logo with the tagline "Long Live the Home." and a search bar. Navigation links include "Store Locator", "IKEA Newsletter", "IKEA Planning Tools", "My Shopping List", "Log In", "My Account", and "My cart". A horizontal menu lists departments: Bathroom, Living Room, Bedroom, Kitchen, Children's IKEA, For Business, Textiles, Shop Online, and All departments. Below this is a breadcrumb trail: Home / Outdoor / Umbrellas & gazebos / Wind & sun shields. The main product image shows a striped wind/sunshield installed on a balcony railing. To the right of the image, the product name "DYNING" is displayed with a "new" tag, followed by "Wind-/sunshield, assorted colors" and the price "\$14.99". Below the price, it states "The price reflects selected options" and "Article Number : 302.375.86". A description reads "Shields from wind and sun and increases privacy on the balcony. Read more". The size is listed as "98x32\"". The color is set to "assorted colors" in a dropdown menu. There is a quantity selector set to "1" and a "Save to list" button. A message states: "Sorry, this product is not currently available for sale on our website, check if it's available in your local store." Below this, it says "Buy at your local IKEA store" with a dropdown menu showing "IKEA Richmond" and an "Ok" button. A final note says: "Store selection may vary and prices may differ from those online."

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Buy at your local IKEA store  
IKEA Richmond Ok  
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Regards,

Strata Council – Strata NW2050, Cypress Point